Design, Access and Heritage Statement

Alterations and Extension to 25 Dartmouth Park Hill, London

03.03.15
Status: PLANNING

Contents

Fig. 1: Existing back elevation

0. Introduction

This Design, Access and Heritage Statement is submitted in support of the planning application for alterations and extension to No. 25 Dartmouth Park Hill, London.

In drawing up this proposal we have analysed and responded to relevant national and local planning policy in addition to the site's unique built and historical context. We feel the resulting design is appropriate for its location and sensitive to its surroundings.

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Fig 2. Context, clockwise from top left: neighbouring properties from back garden; aerial view of gardens at back of Dartmouth Park Hill houses; rear of adjacent properties; view of No. 25 and adjacent from street.

1. Site Context

1.1 Location

The house is a large detached dwelling on the western side of Dartmouth Park Hill, and is situated within the Borough of Camden, London.

1.2 Current Use and Legal History

The house is currently a residential dwelling house, set over three stories and includes two driveways, a garage and a generous back garden. In 1971 permission was granted to use one room of the ground floor as a dental practice and this was extended to four rooms in 1978. In 1983 permission for use as a dental surgery was extended with the condition that upon vacation it reverted to residential use. In 2000 permission was granted to convert the upper storeys into flats and to construct a two storey rear extension.

1.3 Natural Context

The area is home to many mature trees and large private gardens. The site is close to Hampstead Heath and the whole area has a semi-rural or suburban character. One mature birch tree exists at the western end of the site, and several young trees are present.

1.4 Built Context

This section of Dartmouth Park Hill (formerly Maiden Lane) was developed in the latter half of the 19th century along with the adjacent Chetwynd and Dartmouth Park roads as part of the suburban expansion of London then occurring. Over its lifetime, the house has been extended to the sides and the interior of the house has been modernised. The garage extension dates from 1948.

To comply with NPPF paragraph 128 the proposal must take account of relevant Heritage Assets, their significance and the contribution of their setting. As the site lies within the Dartmouth Park Conservation Area, the design must take account of the significance of this asset and the effect it will have

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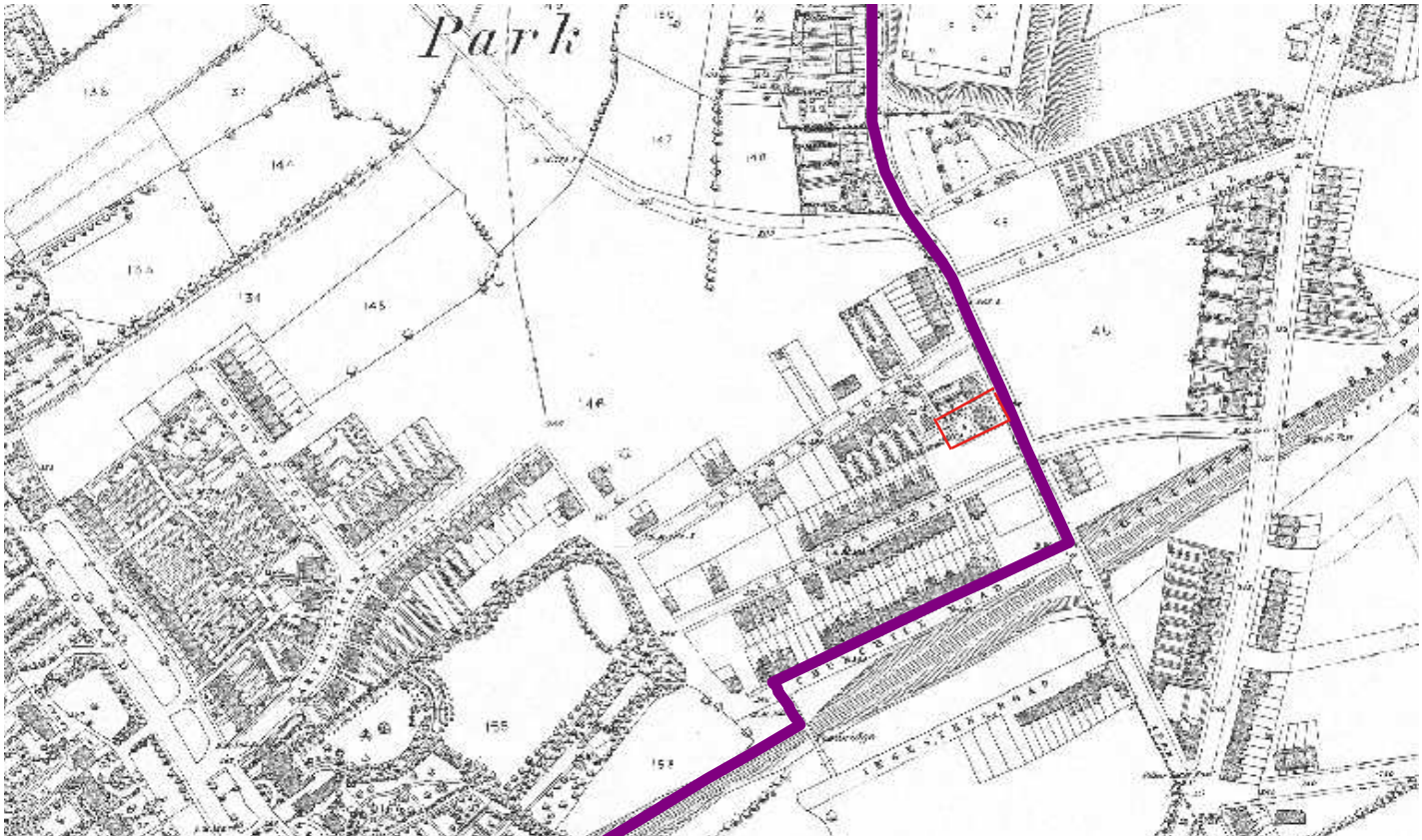

Fig 3. Historical map of Dartmouth Park dating from 1870-73.

on it. The Conservation Area Appraisal summarises the nature of the area thus:

"The conservation area has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all exist together in Dartmouth Park".

Dartmouth Park Hill itself is described as "the eastern boundary of the Conservation Area as well as being the Borough boundary with the London Borough of Islington. It rises from Tufnell Park Station to Highgate making gentle curves but with a considerable climb. Development mainly started in 1860s and a few of the earlier properties survive. At the southern end no.21 replaced a bomb damaged house, with the survivor of the semi-detached pair (Tambling, 1879) adjoining. No.25 is a large detached three storey house (Tambling); Nos 27-29 (Ball, 1872) an elaborate pair with Italianate influence and iron window-box holders. The large corner house No.31, referred to under Chetwynd Road, was an early apartment-block (Ball, 1872) North of Chetwynd Road is the Lord Palmerston pub, with former stables in Chetwynd Road, and a three-storey terrace that steps up the hill giving emphasis to the stringcourses and roof line. It has exceptionally high fanlights with two wide vertical glazing bars, a detail matched in the remaining ornamental doors. Making a major contribution to the streetscape is St Mary Brookfield Church (listed Grade II*) perched at a high point on the corner of Dartmouth Park Road and Dartmouth Park Hill. Built in 1869-75 by William Butterfield in the Decorated Gothic style it is an imposing edifice, a landmark visible from many points. The chancel was added by W. C. Street in 1882, but the intended south-west tower was never built.".

Figure 3 shows the area as it was in 1870-73, with the site outlined in red.

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Fig 4. Western garden boundary.

Several properties in the area have been extended, most immediately at No. 23 Dartmouth Park Hill, on a similar scale to that proposed in this application.

1.5 Boundaries

The property's boundaries are well established: no.s 23 and 27 Dartmouth Park Hill lie to the North and South and a garden boundary exists with No. 67 Spencer Rise and 114 Chetwynd Road additionally. The boundaries within the garden are formed by a mixture of original and modern brick garden walls (fig. 4).

1.6 Access

Access to the house and garden exists from Dartmouth Park Hill only, from which the driveways at the front of the property are also accessed.

Dartmouth Park Hill is a significant road and is served by the No. 4 bus. The closest major road is the A400 to the south, which runs between Camden Town and Archway. To the north, Dartmouth Park Hill continues to Highgate and meets Highgate Hill. The nearest underground station is Tufnell Park on the A400. The property's PTAL rating is 5.

1.7 Landscape

The rear garden currently consists of lawn and flower beds, with a paved patio area adjacent to the house. A mature tree and some young trees are situated towards the boundaries of the garden. The front garden is paved.

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Fig 6. Examples of contemporary extensions in London conservation areas: 1. Dartmouth Park Conservation Area/Appleton Weiner Architects; 2. Highgate CA/ Eldridge Smerin; 3. Wandsworth Common CA/Dyer Grimes Architects; 4. East Canonbury CA/ Alison Brookes Architects

2. Proposals in Context

Refer to figures 7, 11 and 12 for drawings showing proposed design.

2.1 Overall Strategy

The design is informed by two important aims: firstly to achieve a high quality of design and construction, as appropriate to a valuable example of Victorian architecture; and secondly to use a language that differentiates from and complements the existing house. By designing a contemporary form, pastiche is avoided, and importantly the original form of the existing building is preserved by its clear distinction from the new extensions. This approach reflects current best practice in conservation, when considering the preservation of heritage assets.

A further factor motivating this proposal is the poor quality of the existing relationship between the house and its garden. When built, this property was located in suburban or even rural setting. Such a context places less importance on a private garden than a contemporary urban context. For this reason it is the current owner's desire to better connect his home with the natural world of his garden for the enjoyment and benefit of his family.

2.2 Proposed Use

It is not proposed to change the use of the house from that of a residential dwelling house. The house was previously divided into a commercial use at lower floors with residential use at upper floors. This proposal cements and perpetuates the original purpose of the building as a family home.

2.3 Response to Natural Contexts

Foundations
The design of the new building's foundations will take full account of the existing ground conditions as assessed by a structural engineer.

Hard surfaces
It is proposed to replace the existing rear patio, and front garden paving with new stone-paving. The patios will

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Fig 7. Existing and proposed back elevation

be self-draining.

Energy Efficient Design and Use of Materials
The extension is designed to meet current building regulations, employing sustainable materials and design for low energy use.

Construction
All construction waste will either be re-used on site or recycled where possible, A construction management plan will be implemented to reduce impact on neighbouring properties and road infrastructure.

2.4 Response to Built Contexts

The new extension will be unobtrusive to its neighbours due to its low-pitch roof profile and sympathetic materials. It is also designed to be in keeping with the scale of the original house. It avoids overlooking, or negative visual impact on neighbours. The fine detail of the design is intended to complement the high quality of the original housing stock.

Scale and Location
This proposal takes precedent from an established development pattern found in many London conservation areas. (fig. 6). Many of the houses in the Dartmouth Park conservation area and around London have been successfully enlarged by way of sensitive single-storey contemporary extensions.

Appearance and Materials
The external walls of the extension will be clad with Portland stone (fig. 8): a material that complements the original brick, and which is often used in houses of this period. Its finishing demands a level of craftsmanship commensurate with the fine detailing of the old building. We have proposed to rebuild the existing WC at first floor to allow the stone facade to lift the appearance of this. The rear of the garage will be over-clad in white-stained timber boarding. The structure of the nwe extension will be exposed externally where it forms the barbeque area and pergola: its

Fig 8. Portland Roach stone

Fig 9. Frameless glazing/timber door

Fig 10. Single ply roof

material is a fine aggregate white pre-cast concrete. Glazing is proposed to the whole extent of the new garden facing Ground floor elevation, and this will be formed of frameless units and timber-framed doors (fig. 9). The roof of the extension is a dark grey single ply membrane (fig. 10) and a glass canopy.

Visual Impact

The design takes the existing utility room side extension as a datum and connection point for the new roof. Together with the existing offset from each boundary, this height ensures that the extension has little or no visual impact on its neighbours. The northern wall to the extension facing No. 27 is 1.2m from the existing boundary wall and at its highest point rises 2.7m above the existing garden ground level (400mm higher than the northern garden boundary wall). The southern elevation facing No. 23 is relatively higher than this due to the fall in ground levels over the site, and stands at 3.3m above ground level. This elevation is therefore offset a correspondingly greater distance from the southern boundary: approximately 3m. The 3m high pergola proposed between the extension and garden boundary wall will have minimal visual impact on the neighbouring property due to its open lightweight construction.

Heritage

This proposal is designed to preserve the legibility of the existing house against the new construction, and read as distinct from the local architectural topography. The existing rear of the house is currently dominated by a later toilet wing, which serves to degrade the relationship between ground floor reception rooms and garden. Our proposal connects the dwelling more successfully with the garden, and provides spaces that allow enjoyment of the outdoors year-round.

When looked at in terms of paragraph 128 of the NPPF, the proposal respects the character of the conservation area through the use of high quality contemporary design, which will read as a separate but sympathetic adjunct

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Fig 11. Visualization of extension, looking north.

to a carefully preserved original.

2.5 Boundary Treatments

No boundary treatments are proposed beyond repair of existing walls and gates. Climbing plants will be sited at the boundary wall to No. 23.

2.6 Access

Access to the property from Dartmouth Park Hill will remain unchanged. The level change currently existing between kitchen and dining will be removed improving step free access within the Ground floor.

2.7 Landscape Design

The new patio will require the excavation of the garden due to the difference in levels between the ground floor of the house and the garden itself.

The removal of two trees is proposed, at the northern end of the new extension, and in the patio. These will be replaced in the garden by two mature birch trees. It is not thought that the existing trees are subject to tree preservation orders due to their size. New planting and reinstatement of grassed areas will additionally be carried out.

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Fig 12. Visualization, rear elevation showing context.

3. Conclusions

This proposal is conceived as complementing its built and natural environments. It responds to local and national policy and conforms with the detail of each.

The extension has been designed to achieve minimal visual impact on its surroundings. It will be largely invisible from the garden and ground storeys of neighbouring properties, while amenity is preserved through setting it back from the boundaries.

It is our belief that this extension is a necessary and justifiable expansion of a family home in an area under severe pressure for new domestic space. Furthermore we believe this design provides a precedent for sensitive and sustainable development alongside garden settings and heritage assets (fig.s 11,12).

For a full assessment of the scheme in the context of national and local planning policy please refer to the Planning Statement enclosed with this application.

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